GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Tirupati Urban Development Authority, Tirupati – Modifications to the Master Plan (General Town Planning Scheme) of SriKalahasthi – CLU from Industrial, Public & Semi-public use to Residential use, SriKalahasthi – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.219 **Dated:07.10.2015.**

Read the following:-

1 From the Vice Chairman, TUDA, Tirupati, Roc.No.269/ G1/2013, Dated:06.02.2015..
2 Government Letter.No.2273/H2/2015, MA&UD (H2) Department, Dated:16.03.2015.
3 From the Vice Chairman, TUDA, Tirupati, Lr.Roc.No.269/ G1/2015, Dated:09.04.2015.
4 Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5 Government Letter.No.2273/H2/2015, MA&UD (H2) Department, Dated:22.04.2015.
6 From the Vice Chairman, TUDA, Tirupati, Lr.Roc.No.269/ G1/2015, Dated:29.06.2015.
7 From Andhra Pradesh Gazette No.130, Part-I, Dated:01.05.2015

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ORDER:-

The draft variation to the land use envisaged in the Sri Kalahasthi Master Plan land use for Sri Kalahasthi Municipal Limits issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.130, Part-I, Dated:01.05.2015. In the letter 6th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the draft variation notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification no objections and suggestions were received from the public within the stipulated period and also informed that the Local Authority i.e., Sri Kalahasthi Municipality shall collect the Development charges, conversion charges and publication charges proportionately from the applicants in the respective survey numbers who apply for approval of plans. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Hyderabad.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicant through Vice Chairman,
Tirupati Urban Development Authority, Tirupati.
The Commissioner, Srikalahasthi Municipality, Tirupati.
The Commissioner, Tirupati Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittor District, Chittor.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the SriKalahasthi Master Plan for SriKalahasthi Municipal Limits, which was sanctioned in G.O.Ms.No.283 M.A. & U.D. (H2) Department, dated:23.05.2003, is proposed in exercise of the powers conferred by Sub-section (2) of Section 12 1of Andhra Pradesh Urban Areas (Development) Act, 1975 read with Rule 13 of Urban Development Authority (Tirupati) Rules, 1983 is hereby published as required by Sub-section (3) of the said Section.

VARIATION

The site falling in Sy.Nos.211 of Panagal, 238(p) and 243(p), 133(p), 263(p), 275(p) & 280(p) Tirupati to an extent of Acs.5.27 cts, Ac.4.71 cts, Ac.2.7 cts, and Ac.13.51 cts the boundaries of which are given in the schedule below, which is presently earmarked for Industrial Use, Public & Semi Public in Srikalahasthi Master Plan, sanctioned in G.O.Ms.No.283 M.A. & U.D. (H2) Department, dt:23.05.2003 is now designated as Residential land use by variation of change of land use, as was shown and marked in modification Master Plan in MMP.No.01 to 04/2015, Tirupati Urban Development Authority which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. That the Authority shall collect the development charges from the applicant (s) whenever they come for building permission.
2. That the applicant shall hand over the land for road widening if any, on free of cost to the concerned authority through Registered Gift Deed.
3. The applicant shall submit the plans for approval of layout to the competent authority before taking any developmental activity site under the reference.
4. That the applicant shall obtain approval of building plans for construction of buildings from SriKalahasthi Municipality, duly paying necessary charges to SriKalahasthi Municipality, and Tirupati Urban Development Authority, Tirupati as per rules in force.
5. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority, Tirupati /Srikalahasthi Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Contd….3

SCHEDULE OF BOUNDARIES

1. Bit – A (Sy.No.211 of Panagal(v) of Srikalahasthi Municipality in an extent of Ac.5.27 cts)

North : Sy.No.220 Residential Buildings.
South : Existing Puthapattu – Naidupeta road.
East : Residential Buildings.
West : Sy.No.207.

2. Bit – B (Sy.No.238(p) & 243 (p) of Srikalahasthi Municipality in an extent of Ac.4.71 cts.)

North : Sy.No.242, 245 Existing Residential Buildings.
South : Jaya rama rao veedi Koneru, VMC Theatre and existing 40'- 0"road.
East : Pathavaradayyapalem road.
West : Sy.No.245 Existing Residential Buildings.

3. Bit – C (Sy.No.133(p) of Srikalahasthi Municipality in an extent of Ac.2.70 cts.)

North : Puthapattu – Naidupeta road.
South : Sy.No.134(p) & 245 Existing Residential Buildings
East : Existing Residential Buildings.
West : Existing Residential Buildings.

4. Bit – D (Sy.No.263(p), 275(p) & 280(p) of Srikalahasthi Municipality in an extent of Ac.13.51 cts)

North : Swarnamuki River.
South : Existing Residential Buildings
East : Existing Residential Buildings.
West : Government Offices (Irrigation Office).

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER